

C H A P T E R 8

F U E L M O D I F I C A T I O N P L A N

8.1 PLAN SUMMARY

The Fuel Modification Plan for Shea/Baker Ranch, approved by the Orange County Fire Authority (OCFA) in October 2010, is designed to provide maximum safety for the community, particularly the northern edge of the community that has open space interface. The land north of Shea/Baker Ranch is part of a large open space preserve of native habitat. This land will remain in its natural condition in perpetuity. Because the native vegetation in southern California is dormant in the summer months, the threat of wildland fires increases during the hot months of the year. This situation is exacerbated when high wind conditions can drive fire rapidly and blow embers away from the fire's perimeter.

Generally, fire safety is achieved through separation from natural open space. However, other techniques may be used to achieve the same result, based on a technical analysis of fire behavior in a given condition. A Fire Behavior Analysis Report was prepared for Shea/Baker Ranch. This report identified alternate means and methods to achieve fire safety. These measures include such things as managing the types, size and moisture content of plants adjacent to development within Fuel Modification Zones, prohibiting structural vents on the building sides facing open space, controlling the size of vents in the community, and adding fire sprinklers to all homes in the community.

Shea/Baker Ranch employs two fuel modification zones. Zone A ranges in width from 10' to 26' and may be located within the private property of individual homeowners or within commonly maintained landscaped areas. Zone B ranges in width from 74' to 130' and is located and within commonly maintained landscaped areas and maintained by a homeowners association. Within both of these zones, the type of plant material and its ultimate size is limited to species approved by OCFA.

Exhibit 8.1 illustrates the fuel modification area and a full sized copy of the approved Fuel Modification Plan is included in Appendix E.

8.2 FUEL MODIFICATION DEVELOPMENT STANDARDS (as contained within the Fuel Modification Plan)

1. The Fuel Modification shall be no less than 100' and will be composed of only wet zones.

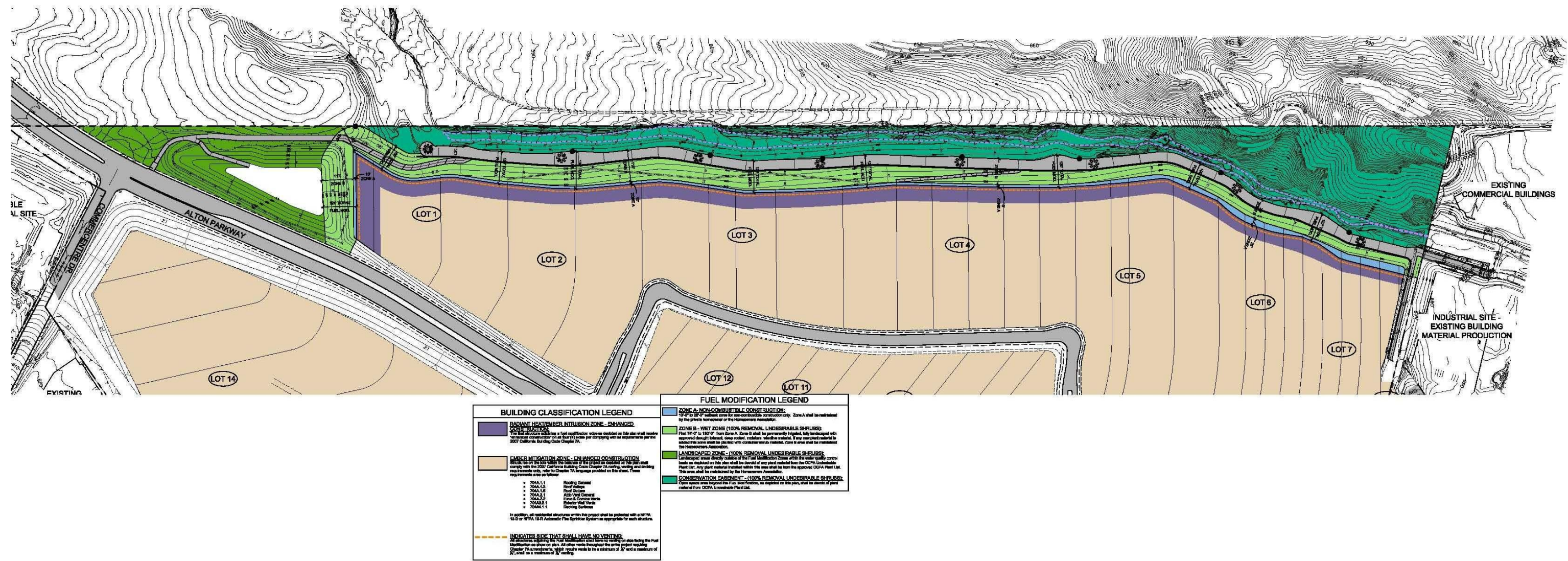


Exhibit 8.1: Fuel Modification Detail

2. The ground cover shall be a riparian type material and will be low in height, not to exceed 12" to 18".
3. All structures adjoining a fuel modification edge shall comply with all of the 2007 Building Code Chapter 7A requirements, except for venting requirements, which shall be excluded as described below.
4. All structures adjoining the Fuel Modification shall exceed the 2007 Building Code Chapter 7A venting requirements by providing no venting on the side facing the Fuel Modification as shown on the plan. All other vents throughout the entire project requiring Chapter 7A amendments, which require vents to be a minimum of 1/8" and a maximum of 1/4" shall be a maximum of 1/8" venting.
5. All structures shall be protected with NFPA 13-D, NFPA 13-R or a Full NFPA 13 Fire Sprinkler system as appropriate for each structure.
6. The plant material installed within Zone B shall naturally grow to no more than 4'.
7. A Fire Protection Plan (FPP) shall be submitted to OCFA for approval in the future identifying enhanced construction features. The FPP will provide the information necessary for the review of the architectural features by the City of Lake Forest Building Department.